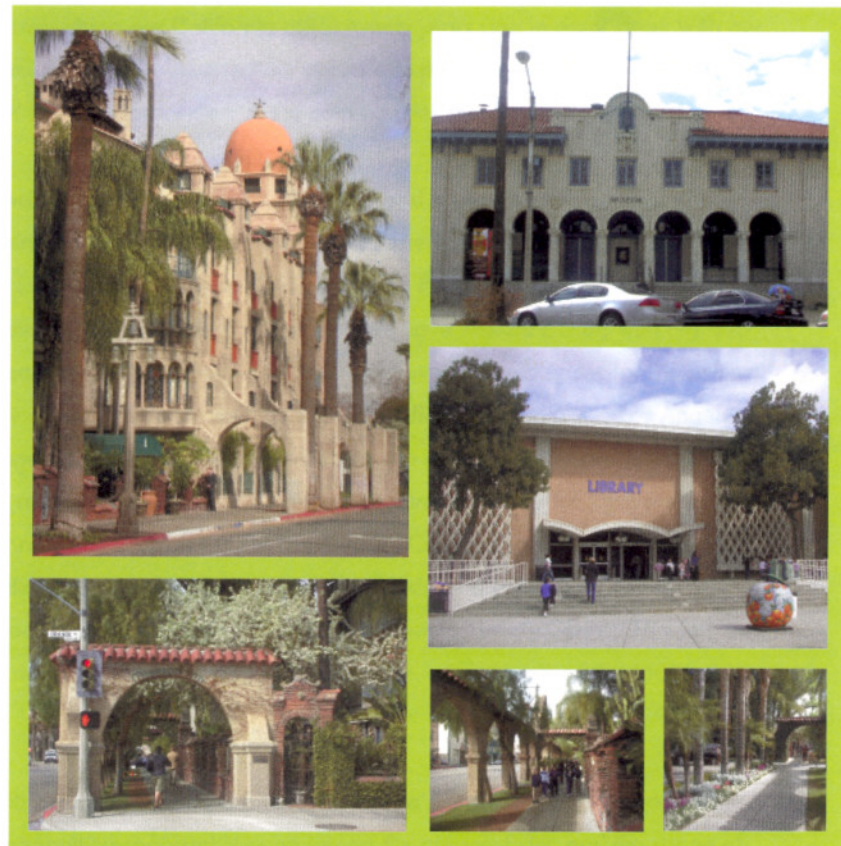


## RIVERSIDE MAIN LIBRARY & MUSEUM EXPANSION

submitted to  
**City of Riverside, California**

March 1, 2007



submitted by  
**PFEIFFER PARTNERS**  
Los Angeles, California

## Letter Of Interest

CARL CAREY

Capital Improvements Manager

Development Department

City of Riverside

3900 Main Street, 5th Floor

Riverside, CA 92522

## RE: Riverside Museum and Library Facility Project

MARCH 1, 2007

### Dear Mr. Cary:

I am pleased to submit Pfeiffer Partners' qualifications and proposal to work with you to expand the existing Riverside Library and create an exciting new Museum and Library facility that will be a key component of the downtown Riverside renaissance. Since establishing our California office twenty years ago in association with our downtown Los Angeles Central Library project, we have devoted our practice to the design of memorable public buildings that renew a sense of place and fit within the context of the communities they serve.

We have considerable expertise in the award-winning design of both library and museum facilities throughout the country. With experience in the planning and design of over 6 million square feet of library space, our public library projects have included facilities in Los Angeles, Portland (OR), Anaheim, Palm Springs, and Coronado, as well as a wide range of other projects nationwide. In each of these efforts, we have worked closely with city and library staff to develop a program and space needs plan that works within the available resources for the project. Our museum projects include the recently re-opened and widely acclaimed Griffith Observatory in Los Angeles, where we not only restored the historic landmark but more than doubled its size with new state-of-the-art exhibit galleries and presentation spaces. Other museum projects include our work in transforming the Denver Museum of Nature and Science, as well as a wide range of projects for the Los Angeles County Museum of Art. In addition to our design work, we have developed detailed programs for museum exhibition and support spaces for the Sharlot Hall Museum in Arizona, the Colorado History Museum, and the Oklahoma History Center. This fall, our Anaheim Muzeo project will open as the newest Orange County cultural facility—an innovative joint facility with the Anaheim Public Library.

The downtown context of the expanded library and museum is one of California's most delicate preservation and urban opportunities. With the internationally recognized Mission Inn on the adjacent site, and the range of other historic properties nearby including the 1912 Metropolitan Museum, the approach to the design of the



811 WEST 7TH STREET ■ 7TH FLOOR ■ LOS ANGELES, CALIFORNIA 90017 ■ T 213.624.2775 ■ F 213.895.0923 ■ [www.pfeifferpartners.com](http://www.pfeifferpartners.com) 224  
CENTRE STREET ■ 5TH FLOOR ■ NEW YORK, NEW YORK 10013 ■ T 212.625.3911 ■ F 212.625.3911 ■ [www.pfeifferpartners.com](http://www.pfeifferpartners.com)

new building has much to live up to. The work of our firm, and our predecessor firm Hardy Holzman Pfeiffer Associates, is widely credited with pioneering the use of context in the design of projects that are "right" for each special location. No two of our projects look alike, as each is designed with respect for the goals and ambitions of each community. As evidenced by several of the projects highlighted in this submission, we are expert as knowing how to "blend" and "wow" at the same time.

The team of Pfeiffer Partners' professionals that will be assigned to the Riverside Museum and Library project have worked together for over a decade, and are personally responsible for the projects we have highlighted in this submission. As Project Director, I will oversee a talented group of Principals with special expertise in the planning and design of libraries and museums, providing strong management and outreach skills to ensure a successful project.

Finally, the project promises to contribute greatly to the cultural and educational life of Riverside. With new spaces for children, a multi-use auditorium, a welcoming new entry atrium, and flexible exhibit and gallery spaces, the new facility—along with the renovated library itself—will provide an engaging and interactive environment for discovery. We look forward to the opportunity to meet with the selection committee to discuss the aspirations of the project, demonstrate our enthusiasm for the project, and our desire to work with you to achieve these goals.

Best regards,

A handwritten signature in black ink, appearing to read 'Steph Kingsnorth', with a stylized, flowing script.

Stephanie Kingsnorth, AIA

Associate

# Contents

<b>TAB 1</b>	TEAM QUALIFICATIONS	1
<b>TAB 2</b>	RELEVANT EXPERIENCE	5
<b>TAB 3</b>	CLIENT REFERENCES	20
<b>TAB 4</b>	PERSONNEL	21
<b>TAB 5</b>	QUALITY CONTROL/COST CONTROL	24
<b>TAB 6</b>	WORKLOAD/UNDERSTANDING/SCHEDULE	26
<b>APPENDIX</b>	ADDITIONAL INFORMATION	31
	A. Consultant Resumes	
	B. Consultant Workload	



# 1. TEAM QUALIFICATIONS



## Pfeiffer Partners

### Firm Overview

Pfeiffer Partners is a design firm providing architecture, interior design and planning from offices in Los Angeles and New York City. Our focus, and that of our predecessor firm Hardy Holzman Pfeiffer Associates (HHPA), is on cultural, educational and institutional work in the U.S. and abroad, for public and private clients. The firm promotes a collaborative spirit both among our staff and with our clients, resulting in especially unique, yet contextual planning and design solutions.

### Leadership

Our 40-person office is led by six Principals: Norman Pfeiffer, FAIA; Jean Marie Gath; William Murray, AIA, David Saviola, AIA; Stephen Epstein; and Sharon Lasoff Murphy, along with ten Associates. Every project is conducted under the leadership of a Principal and a dedicated project team, which remains involved from inception to completion.

### Services

Pfeiffer Partners offers clients a range of planning and design services, building upon the proven professional methodologies established over 40 years of practice. Our services include:

- Feasibility Studies and Cost Analysis
- Programming
- Site and Master Planning
- Urban Design
- Architectural and Interior Design
- Historic Renovation, Preservation and Adaptive Reuse
- Furnishings, Fixtures and Equipment Specification and installation
- Construction Administration

### Interiors

For Pfeiffer Partners, inventive building interiors that result in a memorable experience for visitors and users alike are pivotal to successful design solutions. We are challenged by opportunities to tailor off-the-shelf materials to new uses, by at-times bold and unusual applications of pattern, texture and color and by clients who desire distinctive spaces that reflect their particular identity or institution.

### Sustainability

Environmentally conscious design is a hallmark of Pfeiffer Partners' practice. Our LEED-accredited professionals work in conjunction with the client and the consultant team, to prioritize and implement sustainable approaches regarding site, materials, building systems, delivery methods, and installation and disposal techniques.

### Design Philosophy

Pfeiffer Partners approaches each project without preconceived notions about style and aesthetics, responding instead to the specifics of our client's site, program, and aesthetic, functional and financial criteria.



University of Otago Information Services Building

### Pfeiffer Partners and Libraries

Pfeiffer Partners has extensive experience in library planning and design, with library projects in progress in every year of the practice for the past 20 years. We have **planned and designed nearly six-million square feet of library space** and understand the issues facing contemporary research library facilities and space allocation projects. Our library work includes system-wide planning, programming and design, and encompasses libraries ranging from those with rare collections to specialized institutional research facilities and new main libraries.

As library planners, Stephen Johnson (proposed Collaborating Principal for your project) and the firm have participated in library projects for the following institutions:

- Los Angeles Public Library
- Palm Springs Public Library
- Anaheim Public Library
- Boston Public Library
- Live Oak Public Libraries
- Cleveland Public Library
- Coronado Public Library
- Santa Monica Public Library
- Multnomah County Public Library
- University of Otago
- University of British Columbia
- Seattle University
- Washington & Lee University
- Barnard College
- Pima Community College
- Los Angeles Valley College
- Soka University
- University of Central Florida
- Vassar College
- Santa Clara University
- American University in Cairo
- University of Miami
- University of California, San Diego
- University of California, Santa Barbara
- University of Oklahoma
- University of Utah
- California Western School of Law
- Massey University



Denver Museum of Nature & Science - Atrium

### Museum Experience

Pfeiffer Partners' museum and gallery experience, including work as Hardy Holzman Pfeiffer Associates, includes more than 40 cultural centers and museums, ranging from small, education-oriented galleries to major museums. Our principals have been involved in creating nearly two million square feet of museum space with projects ranging from hands-on, interactive educational facilities and community cultural centers to established science, natural history, and art institutions.

Pfeiffer Partners' long history of involvement in museum planning and design began in the earliest days of the firm with the Brooklyn Children's Museum and the Cooper Hewitt-Smithsonian Institution National Museum of Design. More recently,

our project experience includes the Griffith Observatory and the Denver Museum of Nature & Science on the renovation of its planetarium and galleries for space science, and our current work to plan and design the Anaheim Museo. Other noteworthy projects include the Master Plan Implementation for the Los Angeles County Museum of Art and the new Robert O. Anderson Building for Modern Art.

We speak the language of museum design, allowing for effective and efficient communications with museum staff and allied team professionals. Using a collaborative process, we create spaces with particular sensitivity to the special needs of an educational museum environment:

- Exhibit space and visitor flow
- Educational programs and activities
- Significance of public circulation
- Environmental control needs
- Criteria for artificial and natural illumination
- Necessity for flexibility
- Conservation demands
- Importance of managing collections
- Increasing vital support functions such as food service and retail sales

Our museum clients recognize the increasing need to cultivate institutional visibility and community outreach among



a broad spectrum of users—from tourists, researchers, and serious history patrons to school children, older students and senior citizens. We have planned, designed and constructed numerous museum facilities in which these components have successfully increased repeat visitation and revenue.

Pfeiffer Partners' museum and gallery as Hardy Holzman Pfeiffer Associates includes:

- Anaheim Muzeo, Anaheim, CA
- Bowers Museum, Santa Ana, CA
- Griffith Observatory, Los Angeles, CA
- LA County Museum of Art, Los Angeles, CA
- Santa Ana Museum District, Santa Ana, CA
- Denver Museum of Nature and Science, Denver, CO
- Delaware Art Museum, Wilmington, DE
- Center for Culture & Creativity, Salt Lake City, UT
- Sharlot Hall Museum, Prescott, AZ
- RAICES Museum and Archives, New York, NY
- Vilar Center for the Arts, Beaver Creek, CO
- Colorado History Museum, Denver, CO
- Brooklyn Children's Museum, New York, NY
- Columbus Museum of Art, Columbus, OH
- Cooper-Hewitt National Museum of Design, New York, NY
- Amon Carter Museum, Fort Worth, TX
- San Angelo Museum of Fine Arts, San Angelo, TX
- Artpark, Lewiston, NY
- Baseball Hall of Fame, Cooperstown, NY
- Bass Museum of Art, Miami Beach, FL
- Oklahoma History Center, Oklahoma City, OK
- Bedford-Lincoln Community Center, Brooklyn, NY
- Boscobel Visitor Center, Cold Springs, NY
- Bronx Museum of the Arts, Bronx, NY
- Toledo Museum of Art, Toledo, OH
- Cultural Ethnic Center, Bronx, NY
- Currier Gallery of Art, Manchester, NH
- Dallas Community Cultural Plan, Dallas, TX
- John Michael Kohler Arts Center, Sheboygan, WI
- Whitaker Center for Science & the Arts, Harrisburg, PA
- Lansing Art and Education Center, Lansing, MI
- Virginia Museum of Fine Arts, Richmond, VA
- Madison Arts Center, Madison, WI
- The Museum of Modern Times, Birmingham, AL
- New Haven Cultural Arts, New Haven, CT
- New York Botanical Garden, Bronx, NY
- Fenimore Art Museum, Cooperstown, NY

- Reston Town Centre Museum, Reston, VA
- Saint Louis Art Museum, St. Louis, MO
- Simplot Museum of Agriculture & Innovation, Boise, ID
- New Jersey Railroad and Transportation Heritage Center, Phillipsburg, NJ



Brooklyn Children's Museum

## Consultants

Our proposed consultant team for your project includes:

- **Miyamoto International** - Structural Engineering
- **TMAD Taylor & Gaines** - Mechanical, Electrical, Plumbing, & Civil Engineering
- **Pamela Burton & Company** - Landscape Architecture
- **Horton Lees Brogden** - Lighting Design
- **Cumming LLC** - Cost Estimating
- **Vantage Technology Consulting** - Technology
- **Selbert Perkins Design** - Signage/Graphics

## Miyamoto International, Inc. -

### STRUCTURAL ENGINEERING

Miyamoto International provides structural engineering, earthquake hazard research, risk management, seismic retrofit design, and wind hazard research. The firm is committed to providing solutions to risks that may pose threats to people and structures. Projects include:

- Griffith Observatory, Los Angeles, CA (with Pfeiffer Partners)
- Hollywood Bowl, Hollywood, CA
- Mark Twain Branch Library, Los Angeles, CA
- USC Law Library, Los Angeles, CA
- Northridge Library, Los Angeles, CA
- Woodland Memorial Library, Woodland, CA
- Felipe De Neve Branch Library, Los Angeles, CA

## TMAD Taylor & Gaines -

### MEP & CIVIL ENGINEERING

TMAD Taylor & Gaines is a full service mechanical, electrical, and civil consulting engineering firm. Established in 1955, the firm employs a staff of 300 in eight offices, one of which is located in Riverside. The firm's relevant California experience is extensive and includes:



- City of Montclair Library, Montclair, CA
- City of Monrovia Library, Monrovia, CA
- City of Azusa Library, Azusa, CA
- Los Angeles Library Little Tokyo Branch
- Encino-Tarzana Branch Library
- Newport Beach Central Library
- A.K. Smiley Library, Redlands, CA
- Los Angeles Library Wiltshire Branch, CA
- Apple Valley Library, Apple Valley, CA
- Edenvale Branch Library
- Topanga Library, Topanga, CA
- Macarthur Branch Library, Macarthur, CA
- San Diego Aerospace Museum, CA
- Carnegie Art Museum, Oxnard, CA
- UC Santa Barbara Art Museum & Education Center

### **Pamela Burton & Company -** LANDSCAPE ARCHITECTURE

Established in 1975, Pamela Burton & Company offers comprehensive landscape and urban design. The firm integrates the disciplines of art, architecture, and landscape to extend conventional notions of landscape architecture and lend meaning to the environment. Pamela Burton & Company has extensive experience with civic municipalities, urban infrastructure, and landscape including:

- Riverside-Magnolia Corridor Study, Riverside, CA
- Donald Bruce Kaufman Brentwood Branch Library, Brentwood, CA

- Westwood Library, Los Angeles, CA
- Santa Monica Library, Santa Monica, CA
- Plummer Park Community Center, West Hollywood, CA
- California Center for the Arts, Escondido, CA
- Bruggemeyer Library, Monterey Park, CA
- Encino-Tarzana Branch Library, Los Angeles, CA
- City of Commerce Civic Center, City of Commerce, CA

### **Horton Lees Brogden - LIGHTING DESIGN**

Horton Lees Brogden Lighting Design (HLB) is an award winning internationally recognized design firm specializing in architectural lighting, including interior and exterior venues. HLB is WBE/DBE certified with several government agencies and authorities. Over the past 30+ years, the firm's projects have varied in size and complexity and include museums and libraries. Relevant experience includes:

- Griffith Observatory Renovation and Expansion, Los Angeles, CA (with Pfeiffer Partners)
- Atascadero City Hall and Printery Study, Atascadero, CA (with Pfeiffer Partners)
- UCLA Student Activities Center, Los Angeles, CA (with Pfeiffer Partners)
- UCLA Powell Library Renovation, Los Angeles, CA
- The Huntington Art Gallery Renovation,

San Marino, California

- Los Angeles City Hall Renovation, Los Angeles, CA
- Portland Art Museum Adaptive Re-use/ Renovation, Portland, OR

### **Cumming LLC - COST ESTIMATING**

Cumming LLC provides comprehensive cost estimating, scheduling, project management, and cost planning models from a project's inception through its close out. The firm's project experience is diverse and includes libraries and museums:

- UCLA Lot 36 - Museum Building, Los Angeles, CA
- California African American Museum, Los Angeles, CA
- Haskett Branch Library, Anaheim, CA
- National City Library, National City, CA
- Ben Clark Training Center, Police Force Continuum Facility, Riverside, CA
- Torrance Library, Torrance, CA
- Rancho San Diego Library, San Diego, CA
- Sierrra Mesa Branch Library, San Diego, CA

### **Vantage Technology - TECHNOLOGY**

Vantage Technology seamlessly integrates organizations, technologies, and building environments creating value-based solutions for strategic technology planning, system design and specification, and

architectural support. Projects include:

- Griffith Observatory Renovation and Expansion, Los Angeles, CA (with Pfeiffer Partners)
- UCSB Davidson Library, Santa Barbara, CA (with Pfeiffer Partners)
- Soka University, Ikeda Library, Aliso Viejo, CA (with Pfeiffer Partners)
- City of Palm Springs Public Library, Palm Springs, CA
- City of West Hollywood Library, West Hollywood, CA
- Long Beach Public Library Auditorium, Long Beach, CA

### **Selbert Perkins Design -** SIGNAGE/GRAPHICS

Selbert Perkins Design is a national brand identity and design firm Specialities include branding, print, environmental, and interactive design. Selbert Perkins Design Los Angeles is a WBE, DBE, and SBE certified firm. Relevant work includes:

- Riverside-Magnolia Corridor Study, Riverside, CA
- A+D Museum, West Hollywood, CA
- San Marino Library, San Marino, CA
- Loyola Marymount University Library, Los Angeles, CA
- Jewish Children's Museum, Brooklyn, NY
- Santa Monica College, Santa Monica, CA
- Miami Children's Museum, Miami, FL



## 2. RELEVANT EXPERIENCE

### LIBRARIES

#### palm springs public library renovation/expansion feasibility study

palm springs, california

30,000 sf existing; 25,000 sf addition (proposed)

2005

\$13.5 m

barbara roberts, city librarian

300 s. sunrise way, palm springs, ca 92262

P: 760.323.8298

Palm Springs Public Library engaged Pfeiffer Partners to evaluate its existing 1975 library and develop a concept for renovation and expansion to meet future library needs. Situated in the Coachella Valley, the library is located on corner of Sunrise Park, along with a Boys & Girls Club, senior center, skate park, baseball stadium, and park pavilion.

An example of Palm Spring's fascination with mid-century modern architecture, the 30,000-square foot building was originally designed by William Cody, one of the southwest's leading architects at the time. The building features 60-degree sloping walls, floating ceiling, and clerestory windows. A 2,500 sf addition in 1994 added a periodical room and a new entrance by enclosing a courtyard. The Library now serves a population of 75,000 in the winter months, with a 160,000 volume collection.



Model



Model



East Elevation

A space needs program was developed for anticipated growth through 2020, with a focus on increasing library space for new books, reader seating, technology, teens and children. Another key part of the program is the development of meeting rooms for library and public use.

The architectural concept for the expansion respects the mid-century modern original building, and creates its own presence with a new entry, light-filled new books area, and distinctive public auditorium.

Features of the expanded library include:

- 200-seat multi-purpose room with raised stage, catering kitchen and audio-visual projection capability
- two small meeting rooms
- shelving for 198,000 items
- seating for 298 in a variety of lounge, study, parent/child and group study arrangements
- public access computers
- computer training room
- exhibit space
- self check-out machines
- self-service reserves pick-up
- 24/7 book and media drops
- improved staff work spaces



## los angeles central library

### expansion and rehabilitation

city of los angeles

los angeles, california

539,000 sf (including 328,000 sf addition)

1993

\$134 m (total project cost \$214 m)

betty gay teoman, former library director, la central library

rancho mirage public library, 71-100 highway 111

rancho mirage, ca 92270; P: 760.341.7323

Since its opening in 1993, the Los Angeles Central Public Library has been widely credited as a major factor in the rebirth of downtown Los Angeles. Previously void of weekend or evening activity, today this area is seen teaming with people of all ages and ethnicity, coming downtown to enjoy readings and performances at the Library's auditorium, browsing through books, dining in the popular outdoor café or strolling through the Library's over one acre of gardens, fountains, and artwork.

As a major component of the renewal of downtown Los Angeles, Pfeiffer Partners (as HHPA) was hired to restore and expand the Los Angeles Central Library, the largest library in the western United States. The project included the complete renovation of the original 1926 building designed by Bertram Goodhue, combined with an addition that more than doubled the library's size. The result is a

full, seamless integration of old and new—an addition that is beautiful and functional—without detracting from its “historic neighbor”. The historic entrance to the new Central Library is grand with classical detailing and proportion. The building not only serves as a beacon of the past, it also looks to the future with state-of-the-art computerized catalogue and information systems and sophisticated mechanical, lighting, and acoustical systems.

One of the greatest challenges was balancing the functional requirements of a modern library within the constraints of a historic structure. New technologies and environment controls were carefully integrated into a space never designed for such essential contemporary systems, with the main mechanical systems housed in the new wing. To avoid overwhelming the massing of the original building, the new addition places more than half its square footage underground, connected with escalators and an eight-story soaring atrium. The new wing is anchored by a dramatic, glass-roofed, eight-story atrium that brings natural light to the four underground levels of the library and provides views of the city.

Included in the new wing is the 235-seat Mark Taper Auditorium which features a resilient stage floor, overhead theatrical lighting, sound system, and large format video/projection system.



Exterior of the Historic Los Angeles Central Library



Grand Avenue Exterior Elevation

“Norman Pfeiffer...has managed to create an addition that both defers to Goodhue and stands strongly on its own.”

—Paul Goldberger, The New York Times, 1993

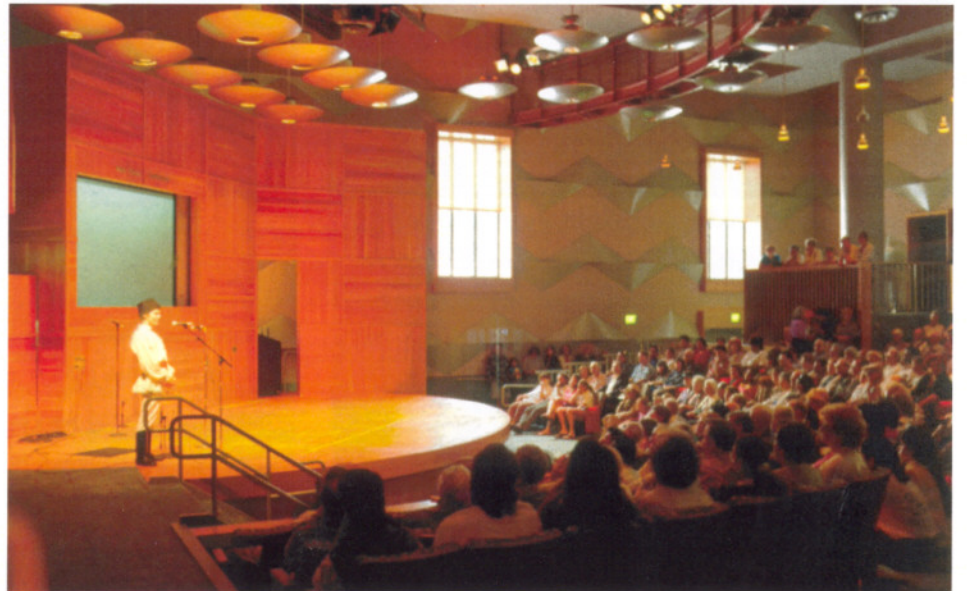




Los Angeles Central Library - Interior Atrium



Cafe Pinotm



Mark Taper Auditorium



## multnomah county public library historic renovation & expansion

portland, oregon

124,600 sf

1997

\$17.4 m

ginnie cooper, former director of libraries

martin luther king jr. memorial library, 901 g street, n.w.,  
suite 400, washington, d.c. 20001; P: 718.230.2403

Pfeiffer Partners' renovation of Multnomah Library included significant interior alterations, upgrades to building systems, seismic strengthening, and creation of new additional space on the roof. We improved both patron accessibility to the collection and staff efficiency and provided a building adequate to support operations for the next 25 years.

Key components included removal of the antiquated cast-iron stack core and the addition of new connections between departments, allowing an additional 40 percent of the collection to be accessible to the public. The existing shelving area was replaced with three open floors connected to existing public spaces.

A new fourth floor and penthouse were added to house staff lockers, a lunchroom, and a workroom.

8 Ventilation and air conditions systems were upgraded to



Restored Exterior



Multnomah County Library - Children's Room Tree

increase patron comfort and protect the collection from temperature variation and dust. Structural reinforcements involved the removal of many interior walls and ceilings. The facility was also upgraded to comply with ADA accessibility standards and energy codes.



Rose Reading Room



Interior - Starbucks



## university of british columbia irving k. barber learning centre

vancouver, british columbia

240,000 sf (200,000 sf new; 40,000 sf renovation)

2005 (Phase 1); 2007 (Phase II)

\$52 m

catherine quinlan, university librarian

1961 east mall, vancouver, b.c., canada v6t 1z1

P: 604.822.2298

Pfeiffer Partners is renovating and expanding the existing Main Library to create the Irving K. Barber Learning Centre, a state-of-the-art campus facility. The vision seeks to provide an exciting and engaging interdisciplinary learning environment. Working closely with Learning Centre staff and faculty, Pfeiffer Partners designed an innovative facility, bringing together library services, a state-of-the-art collection storage and retrieval system, digital technology, community and conference space, academic units, and collaborative rooms that support multiple teaching and learning models.

Inside and out, our design is both respectful of the original 1925 Main Library, which is the campus' premier heritage structure and the symbolic heart of UBC, while also blending bold contemporary features, flexibility, and environmental sustainability. Situated in the center portion



Group Study Rooms



Historical Building

of the existing building, the approximately 40,000-square foot Heritage Core was retained while the surrounding additions (built in the 1940s and 1960s) were demolished. The 200,000-square foot areas of new construction, built around the Heritage Core, impart a unified architectural complex and a contemporary new façade along the University's East Mall.



Ridington Hall, Irving K. Barber Learning Centre





## vassar college libraries renovation and waters & ingram addition

poughkeepsie, new york

170,000 sf (including 30,000 sf addition)

2000 master plan; 2001 construction

\$15.5 m

sabrina pape, director of libraries

vassar college, 120 raymond ave., poughkeepsie, ny 12604

P: 845.437.5785

Pfeiffer Partners Principals (as HHPA) master planned and implemented a major renovation and expansion of Vassar College Libraries on its 1,000-acre campus. Since it opened in 1905, the College's English perpendicular style Thompson Library has added several additions including the 1937 Van Ingen Hall and the 1976 Lockwood Library. Incremental expansion accommodated growth of holdings and services, but clear circulation was sacrificed and users frequently became disoriented. We prepared a master plan to allow the library, to function better as a single, cohesive facility. We also added a 30,000-square foot addition.

The Master Plan for the library reorganizes and expands facilities while integrating digital technology. The renovation and expansion adds clarity of organization



Existing Building (left) and Addition

and space, provides access to new technologies, and offers programmed areas for socializing, interaction, and discussion.

On this campus, renown for its beautiful grounds and the variety of architectural styles of its 100 buildings, the newly renovated and expanded Vassar College Libraries now serves as the cohesive nucleus of campus academic life.



New Reading Room



Renovated Reading Room



# CHILDREN'S AREAS WITHIN LIBRARIES



Multnomah County Library - Children's Room Tree



Multnomah County Library - Children's Room Tree

Pfeiffer Partners' library experience includes planning and designing imaginative, whimsical spaces for children and teens. The New Haven Library features a colorful children's room, the children's reading room at Multnomah County Library includes a unique tree sculpture, ImaginOn is a fun and interactive environment, and the Los Angeles Public Library includes a children's reading room, a teenscape area, and a puppet theater.



ImaginOn - Children's Library



Los Angeles Central Library - Puppet Theater



New Haven Library - Children's Room



ImaginOn - Teen Loft



Los Angeles Central Library - Teenscape



## MUSEUMS

### griffith observatory historic renovation and expansion

city of los angeles

los angeles, california

27,300 sf (existing); 39,600 sf addition)

2006

\$46 m

ed krupp, director

griffith observatory, 2800 e. observatory rd., l.a., ca 90027

P: 323.664.1181

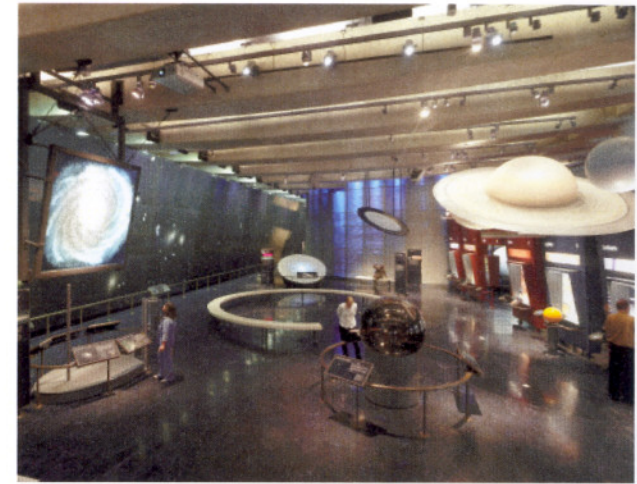
Pfeiffer Partners renovated and expanded The Griffith Observatory, a key City of Los Angeles landmark and one of the world's major planetaria. Located in the hills above Hollywood, the Observatory, originally completed in 1935, receives more than two million visitors annually. The Observatory is comprised of a multimedia planetarium theater, a museum on astronomy and related sciences, and large public telescopes. Pfeiffer Partners and its design team refurbished the historic building, a preeminent example of Art Deco architecture, and designed a 39,600 sf addition that houses offices, classrooms, a café, gift shop, a 202-seat lecture hall, and new exhibit areas.

Pfeiffer Partners conducted extensive community meetings during the planning and design process and received enthusiastic support for the renovation and expansion concept at each phase of design.

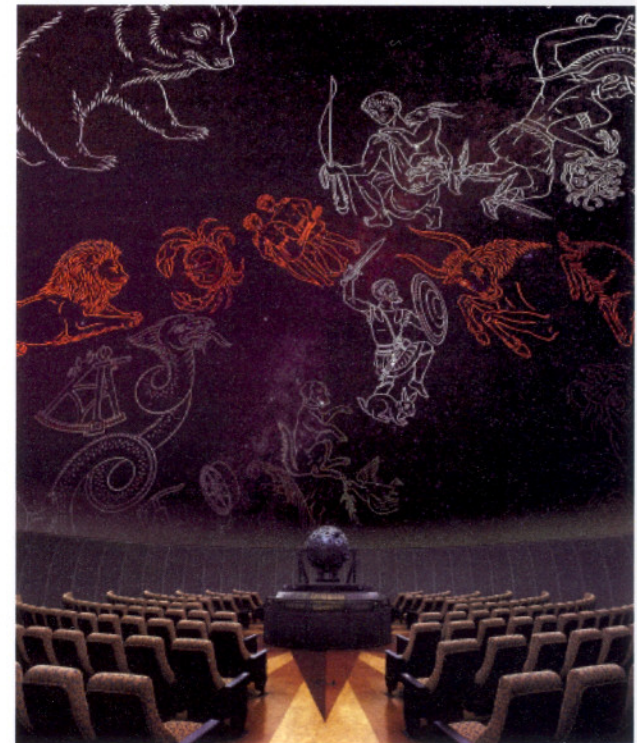


Exterior

Included in the addition is a below-grade space built under the observatory's lawn that includes the Leonard Nimoy Event Horizon Theater, plus a multi-level exhibit hall, the Gunther Depths of Space. The 298-seat multimedia Samuel Oschin Planetarium is fully remodeled with advanced technology for enhanced show presentations. The popular Hall of Science is refurbished and expanded with new interactive exhibits.



Interior- Depths of Space



Interior Auditorium



## anaheim muzeo

city of anaheim

anaheim, california

11,000 sf

2007

\$2.4 m (interior)

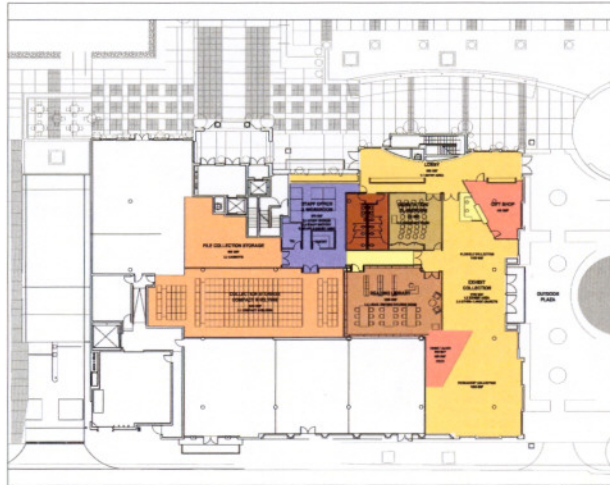
kerry kemp, sr. project manager

anaheim city hall west, suite 10, 201 s. anaheim blvd.,

anaheim, ca 92805; P: 714.765.4368

Pfeiffer Partners is designing the Anaheim Muzeo for the City of Anaheim on the corner of Broadway and Anaheim Boulevard. The Muzeo, which brings together the local history collection of the Anaheim Public Library and the current Anaheim Museum with new community programs, is part of the master plan for the mixed-use development of downtown Anaheim which Pfeiffer Partners completed in 2002 and is currently under construction.

The Muzeo will include a changing exhibition area operating in conjunction with exhibit spaces and programs in the housed in the adjacent former Carnegie Library. It will also serve as the city's primary heritage center, housing artifacts from different eras of the city's development ranging from its wine growing years to more recent entertainment and sports influences.



Site Plan

The Muzeo is housed in 11,000 square feet of the ground floor of the mixed-use Carnegie Plaza, with access from Center Street Promenade and from parking below. A landscaped plaza is planned between the Muzeo and the Anaheim Museum, housed in a former Carnegie Library, to allow circulation and outdoor exhibitions between the facilities as well as small concerts, craft fairs, and private functions.

Interior spaces include an exhibit lobby; a gift shop; a large, open area for temporary and traveling exhibits; a more intimate community gallery space with a flexible wall system; an orientation gallery; the Anaheim History Reading Room; as well as staff offices and collection storage space. Design has commenced with an anticipated opening date of October 2007.



Model of Exterior



## denver museum of nature and science - space odyssey

denver, colorado

40,000 sf

2002 (Phase I); 2003 (Phase II-Gates Planetarium)

\$17 m (additional \$22 m for technology & exhibits)

elaine harkins, director of facilities

2001 colorado blvd., denver, co 80245

P: 303.370.6340

Pfeiffer Partners worked with the Denver Museum of Nature and Science to introduce its new Space Science Initiative, called Space Odyssey—a program whose mission is to create the area's premier space science education center.

Initial work involved a programming plan to renovate 40,000 square feet of the Museum's existing first floor for new visitor exhibits and experiences, to completely renovate Gates Planetarium, and to construct a dramatic new West Atrium.

The New Leprino Family Atrium creates an inviting new lobby and serves as a link between the museum's nature and science exhibition while offering fantastic views of the city and mountains beyond. The Atrium includes:



East Atrium Exterior

- New special events and reception area;
- Community Room that provides a connection to City Park and the surrounding community;
- Space for large exhibits;
- New Bailey Lounge for visitors to reflect and enjoy the dramatic views;
- Star-gazing terrace; and
- Lower level area for staff and support functions.

The existing Gates Planetarium, with its 50 foot dome, was completely reconfigured. It was modified from a flat-floor theater of 165 seats to a room with a 56-foot dome and 135 seats in a 22 degree, raked seating arrangement, with space for performances at the front. An all-dome digital projection system is featured using a Silicone Graphics Onyx 2 computer system with Infinite Reality 3 Architecture, the world's most powerful graphics computer.



Interior Atrium



Museum Community Room



## los angeles county museum of art master plan, reorganization, and expansion

los angeles, california

115,200 sf (anderson bldg.); 55,000 sf (times mirror court)

1986

\$24 m (construction cost)

dr. earl powell, former director

currently gallery director, national gallery of art,

2000B s. club dr., landover, md 20785; P: 202.737.4215

Pfeiffer Partners (as HHPA) prepared and implemented a master plan for the reorganization of the Los Angeles County Museum of Art, including development of a detailed program to maximize use of both existing and proposed new facilities. The Master Plan evaluated 250,000 square feet of existing facilities and was planned to include \$75 million of new construction. To date, Pfeiffer Partners has successfully completed seven projects specified in the long-range institutional Master Plan.

The Robert O. Anderson Building is the fourth side of a 55,000 sf partially covered central court, around which three existing classicized buildings from the 1960s remain. From the street the four-story Anderson Building presents a new public image of the museum and serves as the new

"And it gives every indication of being not only an intelligent solution to a very difficult architectural problem, but also of having galleries suitable to the sympathetic display of a wide range of works of art."

—Paul Goldberger, New York Times



Exterior

"front door" to the entire complex. Its materials—buff-colored stone, glass block, and green terra cotta—relate to Wilshire Boulevard's Art Deco and Art Moderne heritage.

The monumental entrance of the Anderson Building leads to the Times Mirror Central Court—a three-story public area which serves as the architectural, visual, and symbolic focus for the entire facility.

A translucent canopy provides an "umbrella" for the grand public space—open-air, yet protected. The ground floor level contains the Museum's new administrative and curatorial offices which allows them to work in a common office complex for the first time. Interior galleries are arranged enfilade, with windows at the end of axes to provide clear orientating vistas.



Interior Gallery



Times Mirror Court



## WORKING IN CONTEXT

Sensitivity to local architecture, the historic aspects of adjacent neighbors, and existing natural resources such as vegetation and building materials plays a major role in the design process. Our work shows a great degree of architectural variety and diversity, with buildings that respond to each particular locale. Instead of repetition, we draw our architectural inspirations from the regional characteristics of each unique locale, setting, and culture. We believe that land use, form, massing, scale, and detailed design should enhance the established urban landscape. Pfeiffer Partners approaches each project with enthusiasm and a fresh spirit, exploring a wide range of architectural vocabularies. Representative examples demonstrating our firm's sensitivity to individual needs and context follow.

### SOKA UNIVERSITY OF AMERICA

The 104-acre campus designed for Soka University reflects the University's overall mission, while responding to the natural topography of the site and the contemporary Spanish-influenced architectural styles found throughout Orange County. Using a Mediterranean hilltop town as its metaphor, the campus evokes a tranquil setting appropriate for learning, while conveying a sense of stability and quite grandeur. Open spaces and landscape interact with the buildings to create a variety of indoor/outdoor public areas. Through design, the campus is a welcome neighbor to its surrounding residential development.



Soka University of America - Aerial

### VASSAR COLLEGE LIBRARIES

At Vassar, the new Martha Waters and E. Bronson Ingram Addition to Vassar College Libraries, is a 30,000 sf infill building linking buildings from two very different architectural periods. We created an architecturally unified interior and exterior for the libraries. The use of stone and brick relates to the large fenestration patterns and small openings on the existing structures.

### CAL WESTERN SCHOOL OF LAW

In 1995, we completed programming and planning for the renovation and expansion of California Western School of Law's Academic Center, then housed in a 1930s historic Italian Renaissance structure. Ultimately, Cal Western decided to construct a new building across the street for which we served as library design consultants. The new library complements the earlier structure.



Soka University of America - Ikeda Library

### UNIVERSITY OF NOTRE DAME

Our design takes its cue from the historical Gothic precedence on the Notre Dame campus with steep Gothic pitched roofs creating a village concept. Architecturally, the complex complements the University's existing Gothic traditions, while creating a gateway for the University.

### UCLA WOODEN WEST

Pfeiffer Partners programmed, planned, and designed Wooden West. The addition, which abuts the west facade of Wooden Center and Wooden North, blends seamlessly with its surroundings.

### CALVARY CHURCH OF PACIFIC PALISADES

Our design for the Calvary Church of Pacific Palisades is compatible with the Mediterranean vernacular already established by the existing campus structures.





Soka University of America - Ikeda Library



Vassar College Library - Existing Building (Left) & Addition



California Western School of Law



ICLA Wooden West - Rendering of Facade Addition



University of Notre Dame - Aerial



Calvary Church - Aerial



UCLA Wooden West - Corner of Two-Story Addition



University of Notre Dame - Entrance



Calvary Church 17



## TRANSFORMING EXISTING BUILDINGS

Frequently our projects involve transforming existing buildings by optimizing existing space and adding new construction. For example, our current work at Seattle University involves a 40,000 sf infill expansion to their 1966 Lemieux Library, connecting it to the adjacent Student Union. The new technology-rich spaces include a 24/7 study area, an information commons, group study spaces, as well as flexible seating for socializing/study. The project is on track for LEED Silver certification or better. Some examples follow.

### THE UNIVERSITY OF OTAGO INFORMATION SERVICES BUILDING

Our design approach respected materials used in other campus architecture, but applied them in new ways, to satisfy the University's desire for a stunningly contemporary facility in contrast to the historic architecture of the campus. The new structure creates a 200,000-square foot complex, incorporating new technologies and a 24-hour information marketplace into a landmark state-of-the-art campus facility. While a portion of the existing library was reused, the project completely rehabilitated the existing components with new interior finishes, systems, and facade creating a unified whole.

### UCLA STUDENT ACTIVITIES CENTER

Pfeiffer Partners worked with UCLA to transform its former historic Men's Gymnasium into a new center for student organizations and activities. The newly reconfigured spaces improve circulation on individual floors as well as vertically throughout the building.

### STANFORD UNIVERSITY ENCINA HALL - INSTITUTE FOR INTERNATIONAL STUDIES

The former Men's Dining Hall is now a state-of-the-art 300-seat conference room. A restored historic stair connects the fully renovated lobby with new meeting areas and offices on three floors.

### CALTECH SOUTH HOUSES

Pfeiffer Partners fully restored and modernized Caltech's South Houses residences while preserving their historic fabric. The four residences include courtyards, gardens, loggias, terraces, central living rooms, dining rooms, and interior spaces designed in the Mediterranean style to harmonize with the adjacent Athenaeum.

### WASHINGTON STATE UNIVERSITY COMPTON UNION BUILDING (CUB)

Pfeiffer Partners was hired by WSU to transform their existing 1954 student union into a modern, vibrant and exciting place for the student body to gather. The interior of the building was completely gutted to allow for a thorough transformation while new exterior additions were strategically placed to act as entries and enhance the appearance of the building. The "new" CUB will feature an extensive amount of student organization and student lounge spaces including a THX-certified 500-seat auditorium/cinema, a flexible student entertainment venue, and a mix of active and quiet lounges and study spaces—all in fresh, dynamic, light-filled spaces.



Univ. of Otago - New Interior Atrium



Historic Porte Cochere, 1932



Restored Porte Cochere



Caltech - Ricketts Courtyard (After)





Univ. of Otago - Existing Central Library & University Union Connected by Link



Univ. of Otago - New Interior Link & Campus Pedestrian Thoroughfare



Stanford University - Encina Hall Conference Room (former Men's Dining Hall)



UCLA Student Activities Center - Exterior



UCLA Student Activities Center - Interior Lobby



Washington State University- Existing Exterior



Caltech - Ricketts Courtyard (Before)



Caltech - Dabney Dining Room (After)



Washington State University - Rendering of Exterior



### 3. CLIENT REFERENCES



Washington State University - Rendering of Exterior



Griffith Observatory - Aerial



Anaheim Muzeo - Exterior Model

#### Pfeiffer Partners' References

##### WASHINGTON STATE UNIVERSITY COMPTON STUDENT UNION

Kirk Pawlowski  
Design/Planning Manager  
Capitol Planning & Development  
Washington State University  
110 Commons Building  
PO Box 643611  
Pullman, WA 99164-3611  
P: (509) 335-5571  
kpawlowski@wsu.edu

##### GRIFFITH OBSERVATORY

Ed Krupp, Director  
Griffith Observatory  
2800 E. Observatory Road  
Los Angeles, CA 90027  
P: (323) 664-1181  
eckrupp@earthlink.net

##### ANAHEIM MUZEO

Brad Hobson  
Executive Deputy Director of Community  
Development, City of Anaheim  
201 S. Anaheim Boulevard, 10th Floor  
Anaheim, CA 92805  
P: (714) 765-4300

##### DENVER MUSEUM OF NATURE & SCIENCE

Elaine Harkins, Director of Facilities  
Denver Museum of Nature & Science  
2001 Colorado Boulevard  
Denver, Colorado, 80205  
P: (303) 370-6340  
eharkins@dmns.org

##### PALM SPRINGS PUBLIC LIBRARY

Barbara Roberts, City Librarian  
Palm Springs Public Library  
300 South Sunrise Way  
Palm Springs, CA 92262  
P: (760) 323-8298

##### LOS ANGELES CENTRAL LIBRARY EXPANSION & RENOVATION

Betty Gay Teoman, Former Library Director  
Currently at: Rancho Mirage Public Library  
71-100 Highway 111  
Rancho Mirage, CA 92270  
P: (760) 341-7323  
eteoman@wlsmail.org

#### Consultants' References

References for our consultants appear on their resumes, located in the Appendix.



Denver Museum of Nature & Science - Interior Atrium



Palm Springs Public Library - Exterior Model



Los Angeles Central Library - Maguire Gardens



## 4. PERSONNEL

### RIVERSIDE LIBRARY & MUSEUM

#### Pfeiffer Partners

**Stephanie Kingsnorth, AIA, NCARB, LEED AP**  
Project Director

<b>Stephen Johnson, AIA</b> Library Planner/Programmer	<b>Norman Pfeiffer, FAIA</b> Design Principal	<b>Jean Marie Gath</b> Museum Planner/Programmer
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#### Pfeiffer Partners' Architectural & Interior Design Staff

#### Consultants

##### Miyamoto International

**Ken Wong, SE**  
Lead Structural Engineer

##### Pamela Burton & Co.

**Pamela Burton**  
Landscape Architect

##### Selbert Perkins Design

**Robin Perkins**  
Signage/Graphics

##### TMAD Taylor & Gaines

**Sunil Patel, PE**  
Mechanical Engineer

**Naseer Ahmed, PE**  
Electrical Engineer

**Thiru Selvakumar, CIPE**  
Plumbing Engineer

**Chuck Lockman, PE**  
Civil Engineer

##### Vantage Technology

**David Gales**  
Technology Consultant

**Mark Adams**  
Audio Video Consultant

##### Cumming LLC

**Philip Mathur**  
Cost Estimator

##### Horton Lees Brogden

**E. Teal Brogden, LC, IALD**  
Lighting Designer

### Roles and Responsibilities

For the Riverside Library and Museum project, we assembled a team of professionals, familiar with the City of Riverside and with proven knowledge of libraries and museums.

**STEPHANIE KINGSNORTH, AIA, NCARB, LEED AP – PROJECT DIRECTOR**

Stephanie Kingsnorth will lead the effort for the Riverside Library and Museum project, in coordination with Mr. Johnson, Mr. Pfeiffer, Ms. Gath, and the rest of the team. Ms. Kingsnorth will oversee the project, ensuring that Pfeiffer Partners' full attention and resources are dedicated to the assignment throughout its duration. She will assist in the development of the work plan and schedule and will oversee the achievement of all project milestones. In addition, she will monitor project costs making sure that the scope and resources remain aligned. Ms. Kingsnorth will be the day-to-day point of contact. She will lead all major meetings throughout the design process.

**NORMAN PFEIFFER, FAIA – DESIGN PRINCIPAL**

With more than 40 years of architectural design experience, including numerous libraries and museums, Norman Pfeiffer is exceptionally well qualified to serve as Design Principal for

the project. Mr. Pfeiffer will work with you to understand the vision for the library/museum. He will lead the site analysis effort and help to identify building options. Working with the team, he will conceptualize the design, explore options and refine them to develop a memorable, yet functional facility that meets your programmatic, aesthetic and budgetary requirements. Mr. Pfeiffer will participate in all major design presentations.

**STEPHEN JOHNSON, AIA – LIBRARY PLANNER/PROGRAMMER**  
As Library Planner/Programmer, Stephen Johnson will focus on issues related to the specific needs of libraries. Mr. Johnson will work with Mr. Pfeiffer and the rest of the team to understand user needs and develop an architecturally and technologically sound library facility for the City of Riverside.

**JEAN MARIE GATH – MUSEUM PLANNER/PROGRAMMER**  
Jean Marie Gath will focus on the programming and planning efforts for the museum components. She will gather information, organize and conduct workshops and user meetings, and serve as a consensus builder for stakeholders with multiple priorities. She will lead workshops and meetings related to museum programming and planning issues.



## Stephanie Kingsnorth, AIA, NCARB, LEED AP

PROJECT DIRECTOR (Pfeiffer Partners Architects)



### Qualifications

Stephanie Kingsnorth brings comprehensive experience in renovation/expansion, libraries, and museums. She is an Associate, whose project responsibilities encompass all phases of design including space planning and programming, concept drawings, design documentation, and construction administration. She is LEED accredited and NCARB certified. Ms. Kingsnorth's project experience includes:

### Select Experience

- Multnomah County Central Library, Portland, OR
- Vassar College Libraries, Renovation and Expansion, Poughkeepsie, NY
- Griffith Observatory, Renovation and Expansion, Los Angeles, CA
- California Western School of Law, Renovation/Expansion, San Diego, CA
- University of California-Los Angeles Student Activities Center, Los Angeles, CA
- Stanford University Institute for International Studies, Stanford, CA
- California Institute of Technology, South Houses, Pasadena, CA
- Washington State University, Compton Union Building, Pullman, WA
- Atascadero City Hall and Printery Rehabilitation, Atascadero, CA
- Seattle University, A.A. Lemieux Library, Seattle, WA
- University of California-Santa Barbara, Davidson Library Addition, Santa Barbara, CA
- Beverly Hills Cultural Center, Beverly Hills, CA
- UCLA, Student Activities Center, Los Angeles, CA
- Stanford University, Encina Hall, Stanford, CA
- Washington State Legislative Building Rehabilitation Plan, Olympia, WA

### Education

Master in Architecture, Certificate in Historic Preservation, University of Washington  
A.B., Architecture, Minor in Social & Cultural Factors of Architecture, UC Berkeley

### Registration

Registered Architect in CA; LEED AP accredited; NCARB Certified

## Stephen Johnson, AIA

LIBRARY PLANNER/PROGRAMMER (Pfeiffer Partners Architects)



### Qualifications

Mr. Johnson, Consulting Principal of Pfeiffer Partners, is a nationally recognized expert in the planning and design of library facilities. He lectures regularly at professional conferences on trends in library planning and design and was featured architect at the 2005 Pepperdine University Symposium "Libraries and Information Technology: Building Partnerships for Tomorrow." Relevant experience includes:

### Select Experience

- Palm Springs Public Library, Renovation/Expansion Concept Plan, Palm Springs, CA
- Los Angeles Central Library Renovation & Expansion, Los Angeles, CA
- Multnomah County Central Library, Portland, OR
- University of British Columbia Irving K Barber Learning Centre, Vancouver, BC
- Vassar College Libraries, Poughkeepsie, NY
- Griffith Observatory, Renovation and Expansion, Los Angeles, CA
- Anaheim Muzeo, Anaheim, CA
- Denver Museum of Nature and Science, Denver, CO
- Los Angeles County Museum of Art, Los Angeles, CA
- Soka University of America, Ikeda Library, Aliso Viejo, CA
- California Western School of Law Library, San Diego, CA
- University of Otago, Information Services Building, Dunedin, New Zealand
- Stanford University, Encina Hall, Stanford, CA
- Boston Central Library Programming and Master Planning, Boston, MA
- Seattle Public Library Program and Planning Study, Seattle, WA
- Coronado Public Library Renovation & Expansion, Coronado, CA

### Education

Attended Columbia University School of Architecture in New York City and the Aegean School of Fine Arts in Paros, Greece

### Registration

Registered Architect in NY



## Norman Pfeiffer, FAIA, NCARB

DESIGN PRINCIPAL (Pfeiffer Partners Architects)



### Qualifications

As one of the three founding partners of Hardy Holzman Pfeiffer Associates, and now founding principal of Pfeiffer Partners, Norman Pfeiffer has contributed actively and continuously to the body of work produced by these two firms for 40 years. He personally directs the design and construction of the firm's significant library, museum, cultural, civic, fine and performing arts, educational, and commercial projects. Mr. Pfeiffer's project experience includes:

### Select Experience

- Multnomah County Public Library Historic Renovation/Expansion, Portland, OR
- Los Angeles Central Library Renovation & Expansion, Los Angeles, CA
- University of British Columbia Irving K. Barber Learning Centre, Vancouver, B.C.
- Griffith Observatory Renovation & Expansion, Los Angeles, CA
- Anaheim Museo, Anaheim, CA
- Denver Museum of Nature and Science, Space Odyssey, Denver, CO
- Los Angeles County Museum of Art, Los Angeles, CA
- Soka University of America, Ikeda Library, Aliso Viejo, CA
- University of Otago, Information Services Building, Dunedin, New Zealand
- Seattle University, A.A. Lemieux Library Renovation
- Brooklyn Children's Museum, Brooklyn, NY
- California Western School of Law Library, San Diego, CA
- Cooper Hewitt National Museum of Design, New York, NY
- The Currier Gallery of Art, Renovation and Addition, Manchester, NH

### Education

Master of Architecture, Columbia University

Bachelor of Architecture, Cum Laude University of Washington

### Registration

Registered Architect in CA and 17 other states; NCARB Certified

## Jean Marie Gath

MUSEUM PLANNER/PROGRAMMER (Pfeiffer Partners Architects)



### Qualifications

Jean Marie Gath is a Principal with Pfeiffer Partners, directing the firm's programming and cultural planning efforts. Ms. Gath brings extensive experience in a wide-range of museum and library programming and master planning projects, always emphasizing visionary, yet achievable solutions. She is particularly well-known for her skills in public facilitation and consensus building—working with communities, museum staff, arts organizations, and private clients to develop projects that are both visionary, yet fiscally responsible and can be readily implemented—critical attributes for museum planning.

### Select Experience

- Denver Museum of Nature & Science, Denver, CO
- Columbus Museum of Art Master Plan for Expansion, Columbus, OH
- Delaware Art Museum Master Plan, Wilmington, DE
- Oklahoma History Center Study, Oklahoma City, OK
- Simplot Museum of Agriculture & Innovation, Boise, ID
- RAICES Museum & Archives Programming & Feasibility Study, New York, NY
- Center for Culture and Creativity Programming/Concept, Salt Lake City, UT
- Alfred University, New International Museum of Ceramic Art, Planning, Alfred, NY
- Casa de las Americas, Havana, Cuba
- New Jersey Transportation and Heritage Museum Study, NJ
- Soka University of America, Library and Studio Arts Building, Aliso Viejo, CA
- Columbia Public Library, Columbia, MO
- Seattle University, A.A. Lemieux Library Renovation, Seattle, WA
- Nashville 5th Avenue of the Arts Master Plan, Nashville, TN
- City of West Hollywood, Cultural Facilities Study, West Hollywood, CA

### Education

Masters in City and Regional Planning, Pratt Institute, Brooklyn, New York

Bachelor of Science, State University of New York at New Paltz



## 5. QUALITY CONTROL / COST CONTROL

### Quality Assurance Program & Procedures

At Pfeiffer Partners, quality assurance is integrated throughout our design and construction process. We believe the best way of achieving this is through basic professionalism—preparing accurate and complete documents and maintaining continuity of personnel. We have successfully implemented quality control by using the peer-review skills of individuals in the office who specialize in document control. Check lists are developed incorporating information from AIA and CSI resources. These resources are integrated into our staff manuals and practiced on every project. Our quality control procedure also includes:

- **Ready Check:** This first methodology (often referred to as Redi-Check) targets inconsistencies and conflicts between disciplines. We conduct interdisciplinary reviews involving the entire consultant team, bringing all consultants into the process as an integral part of quality control.
- **Steady Check:** The second methodology involves regular bi-weekly pin-ups of work in progress for review by the Principals and team members, bring insight and experience to the technical aspects of the project through the analysis of details and free exchange of ideas.
- **Fresh Eyes:** Our third methodology involves the review of progress documents at key stages of development by senior staff that have extensive construction administration background and who are not involved on a day-to-day basis with the project. They assist greatly in looking at the documents from a constructability standpoint, as well as the implementation of office-wide standards.
- **Building Information Modeling:** The use of BIM greatly assists in the integration and coordination of building systems, helping to resolve

conflicts early on in the process and identifying efficiencies in design and space allocation.

- **Collaboration with the GC/CM:** In projects with a GC/CM or CM at Risk, we are able to partner early on in the process to review the options for construction sequencing, systems alternates, long-lead items, and design priorities to help define the highest quality project that can be delivered within the defined budget.

### Examples of Budget vs Actual Cost

Project Name	Budget	Actual Cost
Multnomah County Central Library	\$15.2 m	\$17.4 m
University of Otago Information Services Building/Student Union Link	\$36.7 m (NZD)	\$34.5 m (NZD)
University of California-San Diego Biomedical Library	\$13.3 m	\$16.8 m
Soka University of America Ikeda Library	\$27.8 m	\$25.3 m
Denver Museum of Nature & Science	\$18 m	\$17 m
University of California-Los Angeles Student Activities Center	\$19.6 m	\$20 m
Evo A. Deconcini United States Courthouse	\$70.5 m	\$67.4 m
Pima Community College, Downtown Campus	\$23 m	\$24 m
Stanford Encina Hall East	\$8.7 m	\$9.3 m
Cal State University-Northridge Administration Building	\$10.2 m	\$10 m
The Colburn School of Performing Arts	\$17 m	\$17.5 m
University of California-San Diego Scripps Institution of Oceanography (Ritter Hall Replacement Laboratory)	\$47 m	\$44 m
University of California-Los Angeles Northwest Campus Housing	\$130.8 m	\$131.8 m
University of California-Santa Barbara Humanities, Science & Social Sciences Renovation	\$15.7 m	\$15.7

### Examples of Value Engineering UC San Diego, Biomedical Library

#### "MANAGING COSTS THROUGH A COLLABORATIVE APPROACH"

This project involved the renovation of a 35,000 sf 1960's modernist library and an expansion that more than doubled its size. In early 2000, a Detailed Project Program was developed for the project identifying a construction cost of \$14.7 million for state funding. The State of California funded \$13.7 million for the project, and the challenge at each phase of the project was to continue to maintain the scope (size) of the project along with the quality of systems and finishes. At the schematic design phase in 2002, the initial costs were defined at \$14.4 million and a day-long value engineering (VE) session with peer-group input identified sufficient areas of potential savings to bring the project into alignment with the budget. At the Design Development phase in 2003, new energy-savings requirements were among those items contributing to higher costs, and once again a value-engineering session analyzed each project element and defined priorities. At the end of the Contract Document phase in 2003, a Construction Manager (GCCM) was brought on board, and the project



began to be impacted by escalating costs in a competitive construction environment for labor and materials. By Spring 2004, with no "additions" to the project, the costs has risen to \$15.4 million.

At this point, no reduction in finishes or quality would help bring the project back to its budget, and a re-thinking of how the project would be implemented was considered. Rather than a multi-phase expansion/then renovation approach, we determined that saving a year in the construction period would result in over \$1 million of savings from predicted escalation and the contractor's general conditions, and a new approach to move the Biomedical Library on a temporary basis into the University's Main Library was developed. Further savings were realized in not having to make interim accommodations for egress, acoustical and dust control, and other issues in maintaining library service adjacent to a construction site.

The project was completed three months ahead of the new schedule, on budget, and was re-opened in September 2006. This process will be the subject of a panel at the SCUP Pacific Conference in Salt Lake City in March 2007, with participation by the architect, university, and contractor.

## **Seattle University Lemieux Library and Learning Commons**

### **"MANAGING EXPECTATIONS & PRIORITIZING CLIENT GOALS"**

In 2004, Pfeiffer Partners developed a program and concept plan for the renovation of the 86,000 sf 1966 existing Lemieux Library and a 40,000 sf addition to house a new learning commons, media development lab, academic support units, 24/7 study areas, and a café. At the time, based on conditions in the Seattle market, the overall project costs were identified at \$35 million. In 2006, when the project was authorized to go into the design stage with Schematic Design, the market escalation had increased substantially above previous predictions, adding \$10 million to the project, which was slated for construction in 2010, based on an update of the costs we commissioned at the outset of Schematic Design.

In the course of Schematic Design, a range of new University requirements and initiatives added scope to the project including a major link to the student union, full upgrade of all mechanical and electrical systems, substantially enhanced renovations, a greater extent of landscaping, and incorporation of sustainability guidelines to achieve a LEED Silver rating. Altogether, with current

escalation predictions, the total project cost at the end of Schematic Design in September 2006 rose to \$60 million.

This is now being used as the "master plan road-map" of work to be implemented in stages. With a Construction Manager now on board in the pre-Design Development stage of work, we are packaging specific components of the work to align with the library's priorities for enhanced services and 21st century learning space so that these can be achieved early-on; with the "wish-lists" of campus enhancements and existing building upgrades to be achieved as funding allows. The initial stages of the project that are intended to move ahead will be budgeted at \$45 million.

## **Los Angeles Valley College Library and Academic Resource Center**

### **"THINKING OUTSIDE THE BOX—AND MOVING IT"**

As part of an enormous expansion of the State's community colleges funded by voter propositions, Los Angeles Valley College planned to add five new facilities to its campus by 2010 including a 104,600 sf new library. Pfeiffer Partners developed the program and cost plan for the library in early 2004 with a construction budget of \$24.2 million. At the end of the Schematic Design phase in mid-2004, the costs for the three-story project were

initially identified at \$28.6 million and we conducted an extensive series of value engineering sessions with engineers and our client group to review priorities and options. We prepared an analysis of the budget and options, which was praised for its clarity. Upon acceptance of the VE recommendations, we proceeded into Design Development and we were "on budget" as of January 2005.

At that point, the market escalation in the Los Angeles area began to increase dramatically, imperiling many projects. The campus identified the library as one of its three most critical projects, and reallocated the funds for five projects to the three most critical ones. We worked with the campus to identify ways to simplify the library's design, lower the rising costs and contingencies, and still maintain the size of facility required. This thinking led to identifying a new site on campus which would accommodate a larger footprint, allowing us to design a two-story building rather than a three-story structure, one which did not need multiple entrances, and which had fewer site utility issues to resolve. Its location at the front door of the campus also further enhanced the campus from an architectural perspective.



## 6. WORKLOAD / UNDERSTANDING / SCHEDULE

### Summary of Firm's Workload

Pfeiffer Partners' office of nearly 40 employees possesses all of the needed resources to complete the Riverside Library and Museum project to your satisfaction. The firm is currently completing several studies and master planning projects. Active design projects include two libraries, an academic center, two performing arts facilities, and a museum. Three projects are in the final stages of construction, freeing key personnel to focus on new planning and design commissions.

### Workload of Key Personnel

Based upon the anticipated schedule, we propose key personnel (Stephanie Kingsnorth, Norman Pfeiffer, Stephen Johnson, and Jean Marie Gath) who are available to dedicate the time required to complete the Riverside Museum & Library project to your satisfaction. A summary of the workload for our key consultants appears in the Appendix.

### Understanding the Project

The City of Riverside, California seeks to reconfigure, update, and expand its museum and library facility—contributing significantly to the overall Riverside Renaissance Initiative to enhance the quality of life for Riverside residents. The project will feature a new two-story addition to the existing main library facility, an exciting new space for children and young adults, an engaging “retail” ambiance, and a multi-use 300- to 350-seat community auditorium—transforming the facility into a welcome, interactive environment for the entire community.

The success of the project will rely upon:

- Effectively communicating with the City staff and all regulatory agencies and review boards including the Cultural Historical Board
- Creating a vibrant design that compliments and blends with the surrounding buildings that are considered to be icons in the area including the Mission Inn, the Riverside Municipal Building, and the Riverside Metropolitan Museum
- Renovating and reconfiguring the existing library building to maximize its operating efficiency
- Meeting the technical and code requirements including exiting, structural, HVAC, and fire protection issues

### Pfeiffer Partners' Projects with Activity April 2007 - April 2008

Projects by Phase	Current Stage	Kingsnorth	Pfeiffer	Johnson	Gath
<b>Preliminary Design</b>					
UC Santa Barbara, Davidson Library Renovation & Expansion	Schematic Design	•		•	
Brooklyn College Performing Arts Center	Programming		•		•
Mercy College Campus Master Plan	Final Report				•
City of Fort Collins Cultural Facilities Plan	Programming				•
Cal Poly San Luis Obispo Davidson Music School Study	Final Report				
Westmont College	Schematic Design		•		
University of Hawaii, Kennedy Theater Addition	Schematic Design				
<b>Detailed Design</b>					
Performing Arts Center Eastside	Design Development		•		
Seattle University Lemieux Library Renovation	Design Development	•		•	
Anaheim Muzeo	Contract Documents			•	
<b>Under Construction</b>					
Colburn School of Performing Arts Expansion	Construction				
The Pearl at The Palms Resort & Casino	Construction				
Washington State University Compton Union Building	Construction	•	•		





## Scope of Work & Methodology

### PART 1 - BUILDING ASSESSMENT

First, we will conduct an overall assessment on the existing Library Facility. This will include field inspections by the entire design team in order to determine the existing condition of the building and identify/prioritize items that need repair or replacement. In addition, the assessment may identify elements that could be salvaged and reused so that funds can be better utilized elsewhere. The structural consultant will perform a visual structural assessment of the building, auxiliary structures, and parking lots and will work with the City to determine the level of seismic upgrade (if any) that these existing elements require.

We recognize that this phase of work will be critical in determining the exact scope of work based upon the results and cost analysis of the findings and recommendations.

To achieve all of this we believe a specific approach is necessary, one that:

- Actively engages the various representatives, community members and decision makers
- Prioritizes the scope of work that needs to be undertaken on the existing library building
- Minimizes the amount of time necessary to complete the project in order to get the public back into the building
- Minimizes the amount of time necessary to complete the project in order to get the public back into the building

### PART 2 - PROGRAMMING & IMPROVEMENT OPTIONS

Prior to starting the design process, the design team will work with the City to develop and explore programming options as well as improvement options for the site, interior, and exterior of the current Main Library Facility. We believe the planning and design of the Riverside Museum and Library Facility should evolve through a collaborative effort, involving all key disciplines early in the project, and working closely with the City and appropriate representatives. To do this, we propose a series of interactive workshops early in the process and throughout this initial phase of facility planning and design.

We propose that our workshops be held at the existing main Library Facility as full day or multi-day, hands-on work sessions. We have found these to be invaluable in gaining consensus, insuring that differing points of views and priorities are discussed and resolved early on.

The tools we use to conduct our workshops consist of program boards illustrating each of the potential spaces within the new building; study models that convey three dimensional ideas about the size and shape of rooms, massing models that explore options for the general layout and massing of the facilities as well as its orientation on the site, cost models delineating total project costs and photographic image boards conveying the character and qualities that may be achieved. These tools help us, as a group, to communicate and to explore various programmatic options. We find that this level of information is extremely beneficial in the initial stages of a project in order to insure that the program accurately depicts the artistic, aesthetic and financial aspirations of our clients.

While the exact format of the workshops and the topics to be discussed will be refined with the University, we anticipate that these workshops will include:



### **Workshop One: Determining & Documenting the Needs**

The focus of this workshop will be to identify the existing program and the modifications that are desired to create the new Museum and Library facility. This workshop will:

- discuss the general programmatic needs as they currently have been identified
- define general dimensions and requirements of each of the major spaces
- clarify support spaces and their requirements
- clarify loading and service needs

During this workshop, we will refine the program, making notes and changes to the boards as they are discussed. Also, similar facilities and their costs will be described, using photo images boards and plans.

A cost model will be prepared and reviewed at the second workshop based on the information gathered during this session, clearly delineating total budget parameters for building costs, audiovisual requirements, other furnishings and equipment, and site improvement costs, etc. Soft costs including permits, testing, fees, contingencies and

any other related costs will be delineated. The intent is to continually monitor programmatic desires against financial parameters so that the end result is one that meets both the educational and economic needs of the project.

### **Workshop Two: Refining the Program & Exploring Options**

Based on the results of the previous workshop and additional input from the City, the focus of the second workshop will be to refine the program for the building and to discuss the space needs in greater detail. As part of this, we will:

- review characteristics of each space/zone including desired adjacencies, occupancy levels, ceiling heights, building systems, technology needs and furniture and equipment requirements
- prepare summary of square footage needs
- prepare general description of structural, mechanical and electrical systems to be used for planning purposes and initial costing

The cost model will be updated based on this information. The model will refine initial assumptions regarding building construction, equipment and soft costs. A detailed listing of equipment costs will be included.

### **Workshop Three: Massing Options**

Based on the refined program, we will prepare a series of levels and massing models, depicting three-dimensionally, the program and adjacencies that have been established, how the program might be accommodated on the site, vehicular access, pedestrian linkages, and relationship to the adjacent community.

Site concepts will include:

- Building orientation
- Open space/landscape
- Pedestrian circulation
- Loading and services
- Infrastructure

We believe this level of detailed planning is appropriate in order to accurately determine costs, given that different building configurations and massings often have different cost ramifications. The models will assist the group in

understanding the physical ramifications of various programmatic decisions that have been made. Since these are study models, they will be modified and rearranged throughout the workshop as refinements are discussed. Our ability to help users actually visualize their program in three-dimensions is an invaluable part of the programming process. It also assists us in clearly understanding our clients' needs.

In addition, prior to undertaking design documents, the design team will hold a LEED workshop with the City to discuss the LEED checklist and determine which points are potentially achievable. At the end of this workshop, the project team will have a preliminary LEED worksheet that will act as the roadmap for the project and establish the maximum amount of points that the team agrees is possible.

## **PART 3 – DESIGN DOCUMENTS**

### **SCHEMATIC DESIGN**

Based on the final Program, a schematic design solution for the building will be developed. These will be documented in both written and visual form and will be prepared on Auto CAD. Diagrams,



drawings and outline specifications will describe plan layouts and technical solutions. Models, sketches, and renderings will address exterior and interior presentation as well as design issues. These documents will be presented in enough detail to serve as the basis for preparing realistic cost estimates. In addition, they answer all major concerns regarding imagery, recommended materials, massing and scale. Interior design concepts will be developed concurrently with the design of the exterior of the building. Initial concepts for lighting and landscape will be incorporated into the schematic design drawings. Also, concepts for providing all mechanical and structural systems, as well as data/communications, security, audio/visual and acoustical needs will be considered.

#### DESIGN DEVELOPMENT

Based upon approval of the Schematic Design phase, we will proceed with Design Development. This phase will refine the building plans developed in Schematic Design. The primary difference between this phase and the preceding one is that all existing conditions and facts will be

accurately verified and all design and engineering work carried out in complete detail. This insures accurate cost estimates. Detailed concerns about construction and all related site and landscape work will also be addressed in order to satisfy programmatic, technical and aesthetic concerns. Structural, mechanical, electrical, civil, lighting, telecommunications and security concepts and drawings will be sufficiently developed to form the basis for a more detailed cost estimate. Based on a quantity survey approach, this cost estimate enables design and technical changes to be made without cost overruns. Value engineering analyses will also be performed at this stage. Both exterior and interior materials and finishes will be determined.

#### CONSTRUCTION DOCUMENTS

Based upon approval of the Design Development documents and the cost estimate, we will proceed with the final Construction Documents. A list of all unresolved issues will be prepared along with recommendations for their resolution. These will be reviewed with the City. Final decisions will be incorporated into the

documents. During this phase, we will prepare all detailed technical specifications. If there is a time limitation for construction, it may be desirable to have the work done in separate bid packages. Excavation, concrete, and structural packages as well as other long lead-time items may be bid separately. We have built many projects in this manner and fully understand the requirements for the preparation of separate bidding packages. Throughout the preparation of Construction Documents, we will assist in obtaining all necessary governmental approvals.

#### BIDDING AND NEGOTIATION

Pfeiffer Partners will recommend appropriate bid packages and bidding procedures for the work. We will prepare all necessary bidding documents and assist in the evaluation of bids received. Numerous documents regarding invitations and instructions to bidders, samples forms for bidding and agreement, general conditions, and bonds will be developed prior to bidding. Prequalification of contractors, if desired, may be done.



#### CONSTRUCTION ADMINISTRATION

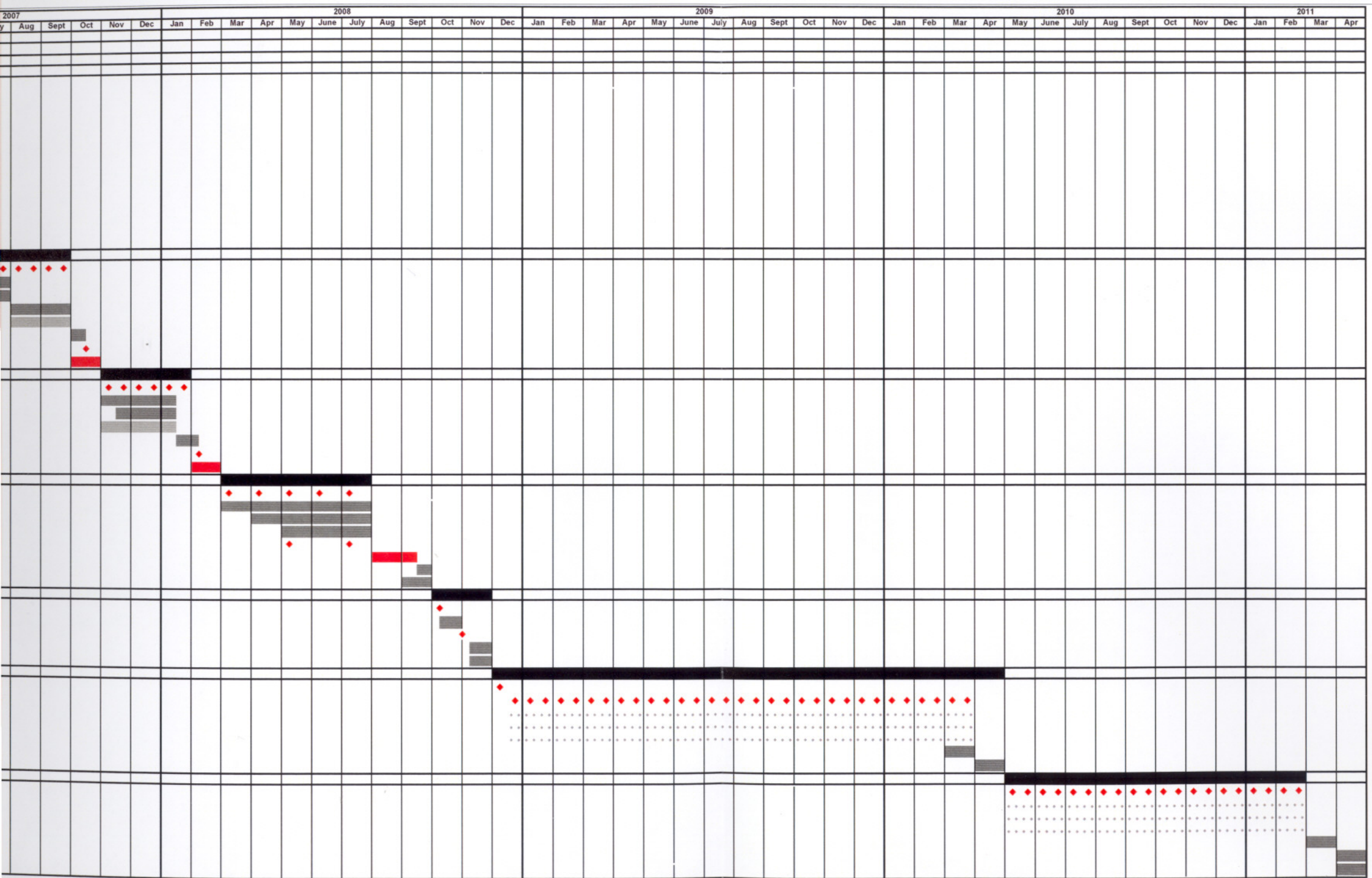
During construction, Pfeiffer Partners will provide supplementary drawings, where required, to elaborate on contract documents and will check shop drawings and samples to verify the accuracy of the proposed work. Site visits by both Pfeiffer Partners and its consultants will be made to inspect the construction process and to insure that the expected quality is achieved. Because Pfeiffer Partners' team stays in tact throughout the course of design and construction, we are able to insure the project proceeds in conformance with initial design concepts and intentions.



## Detailed Work Schedule - Riverside Museum & Library Facility Project

[illegible]







## APPENDIX: Consultant Resumes

### Kenneth Wong, SE

STRUCTURAL ENGINEER (Miyamoto International, Inc.)

#### Qualifications

Mr. Wong is Principal-in-Charge of the Los Angeles office of Miyamoto International. He has 26 years of structural engineering experience in the design of new buildings, renovations, and seismic retrofit projects. His project experience includes many major public works projects including libraries, museums, institutional and educational facilities, and courthouses. Mr. Wong combines a high level of design expertise with practical experience in the field, and has carried many major projects from initial concept through the final day of construction.

#### Select Experience

- Griffith Observatory, Los Angeles, CA (with Pfeiffer Partners)
- Felipe DeNeve Branch Library Historical Renovation, Los Angeles, CA
- University of Southern California Law Library Renovation, Los Angeles, CA
- Acton/Agua Dulce Library, Agua Dulce, CA
- Northridge Library, Los Angeles, CA
- Exposition Park Branch Library, Los Angeles, CA
- Mark Twain Branch Library, Los Angeles, CA
- Playa Vista Library, Playa Vista, CA

#### Education

Master of Engineering, Cornell University  
B.S., Engineering, Harvey Mudd College

#### Registration

Registered Structural Engineer in CA and NV

#### References

Fred Yerou, The Luckman Partnership Inc.	Sammy Wong, LA Bureau of Engr.
333 North Glenoaks, Suite 505	2830 Observatory Rd.
Burbank, CA 91502	Los Angeles, CA 90027
818.557.8500	323.644.6656

### Sunil Patel, P.E.

MECHANICAL ENGINEER (TMAD Taylor & Gaines)

#### Qualifications

Mr. Patel is a Principal Mechanical Engineer with more than 20 years of experience in designing engineering systems and elements including HVAC, plumbing, steam, compressed air and heat recovery, fire protection, and medical gas. He has designed mechanical systems for public/institutional facilities, educational, aviation, commercial, industrial, health care, residential and military facilities. Mr. Patel is responsible for the coordination, design, development, written specifications, cost estimates, construction observation, energy compliance, and equipment selection for mechanical engineering projects. He is a member of the American Society of Mechanical Engineers and ASHRAE. His experience includes:

#### Select Experience

- A.K. Smiley Library Historical Refurbishment & Expansion, Redlands, CA
- City of Monrovia Library, New Facility, Monrovia, CA
- Little Tokyo Branch Library, New Facility, Los Angeles, CA
- University of California-Santa Barbara, New Art Museum & Education Center, Santa Barbara, CA
- East Los Angeles Civic Center Upgrades & Redevelopment, Santa Barbara, CA

#### Education

B.S., Mechanical Engineering, Sardar Patel University, India

#### Registration

Registered Mechanical Engineer in CA, AZ and NV

#### References

Say-Yun Khov, Gonzalez/Goodale Architects	Chris Mitchell, Studios Architecture
135 W. Green Street, Suite 200	370 Doheny Dr., Suite 201
Pasadena, CA 91105	Beverly Hills, CA 90211
626.568.1428	310.385.1552



## Naseer Ahmed, P.E.

ELECTRICAL ENGINEER (TMAD Taylor & Gaines)

### Qualifications

Mr. Ahmed is a Principal, Electrical Engineer who has more than 20 years of varied experience in engineering, management, and construction relating to electrical utilities for the building industry. He is experienced in the design of fire alarms, fire protection, industrial power distribution, motor control centers, process control panels, lighting and grounding systems for educational, governmental, health care, military, correctional, and institutional facilities. In addition, Mr. Ahmed has years of practical construction management and construction administration experience in performing such duties as responding to RFI's, justification of change orders, cost, preparation of alternative designs, review of substitutions, etc.

### Select Experience

- City of Azusa Library, New Facility, Azusa, CA
- Apple Valley Library, New Facility, Apple Valley, CA
- City of Monrovia Library, New Facility, Monrovia, CA
- Encino-Tarzana Branch Library, New Facility, Tarzana, CA
- East Los Angeles Civic Center Upgrades & Redevelopment, Los Angeles, CA

### Education

B.S., Electrical Engineering, University of Engineering & Technology, Lahore, Pakistan

B.S., Mathematics and Physics, Punjab University, Lahore, Pakistan

### Registration

Registered Electrical Engineer in CA

### References

Say-Vun Khov, Gonzalez/Gooddale Arch. 135 West Green Street, Suite 200 Pasadena, CA 91105 626.568.1428	Stephen Ehlich, Stephen Ehlich Arch. 19865 Washington Blvd. Culver City, CA 90232 310.838.9700
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## Thiru Selvakumar, CIPE

PLUMBING ENGINEER (TMAD Taylor & Gaines)

### Qualifications

Mr. Selvakumar, who is a Senior Associate and the Director of the Plumbing Department at TMAD, has been involved in the mechanical engineering field since 1975. As a Project Plumbing and Fire Protection Engineer, his responsibilities include overseeing projects from the design phase throughout construction. His role includes research and the application of building, mechanical, plumbing and fire protection codes to develop design criteria, scope and construction documentation, calculations, equipment selection and sizing, work scheduling, specification writing, design document review, and punch list observations. Mr. Selvakumar is also a member of the American Society of Plumbing Engineers.

### Select Experience

- Camarillo Public Library, Camarillo, CA
- College of the Canyons Central Plant New Campus Energy System, Santa Clarita, CA
- University of California-Santa Barbara Stroke Housing-Cogen Feasibility Study, Santa Barbara, CA
- Victor Valley Community College New Student Activity Center, Victorville, CA

### Education

Higher National Diploma in Mechanical Engineering, Twickenham Institute of Technology, London, U.K.

### References

Steve Hoskins, Spencer Hoskins 2245 N. Lake Ave. Altadena, CA 91001 626.398.3576	Arthur E. Border, RBB Architects 10980 Wilshire Blvd. Los Angeles, CA 90024 310.473.3555
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Charles Lockman, P.E.

CIVIL ENGINEER (TMAD Taylor & Gaines)

Qualifications

Charles Lockman is a civil engineer and Senior Associate who has more than 25 years of civil engineering experience covering institutional, governmental, commercial, and land development projects. He has a keen understanding of the California Planning & Zoning laws, along with a thorough understanding of the jurisdictional requirements of the local municipalities. Mr. Lockman provides overall technical leadership and quality control from conceptual planning through design and construction administration. He is a member of the American Society of Civil Engineers, the Consulting Engineers Association of California, the City and County Engineers Association (Riverside Chapter), and the Building Industry Association (Riverside Chapter).

Select Experience

- City of Riverside Magnolia Avenue Beautification Project, Riverside CA
- City of Chino Hills Water Distribution System (Sewer, Water & Storm Drain Master Plan), Chino Hills, CA
- Jet Propulsion Laboratories Reservoir, Pasadena, CA
- Kaiser Medical Facility Expansion & Reconfiguration, Fontana, CA

Education

B.S., Civil Engineering, California State University-Long Beach, CA

Registration

Registered Civil Engineer in CA

References

Thomas Noyd, PE, City Engineer City of Riverside 3900 Main Street Riverside, CA 92522 951.826.5575	Craig Bradshaw, PE/PLS, City of Claremont Community Development Department 207 Harvard Ave., PO Box 880 Claremont, CA 91711 909.399.5474
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Pamela Burton, ASLA

LANDSCAPE ARCHITECT (Pamela Burton & Company)

Qualifications

Ms. Burton combines an extensive knowledge of plant material and the history of landscape with an interest in architectural spaces. She has taught and lectured on the meaning of landscape and its relationship to art and architecture at many universities and design symposia. Her work is frequently featured in books and magazines.

Select Experience

- Riverside-Magnolia Corridor Study, Riverside, CA
- University of California-Riverside, Science Library, Riverside, CA
- University of California-Riverside, Fine Arts Replacement Facility, Riverside, CA
- University of California-Riverside, Arts and Social Sciences, Riverside, CA
- Claire Trevor Arts Plaza, University of California-Irvine, Irvine, CA
- Santa Monica Main Library, Santa Monica, CA
- Westwood Library, Los Angeles, CA
- Bruggemeyer Library, Monterey Park, CA
- Encino-Tarzana Branch Library, Los Angeles, CA
- University of California-Los Angeles, Law Library Addition, Los Angeles, CA

Education

Master of Architecture, School of Architecture & Planning, UCLA  
B.A., School of Environmental Design, UCLA

Registration

Registered Landscape Architect in CA

References

Darius Maroufkani, Office of Design & Construction UC Riverside, 3615-A Canyon Crest Riverside, CA 92521 909.787.4201	Greg Mullen, City Librarian 601 Santa Monica Boulevard Santa Monica, CA 90401 310.458.8611
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## E. Teal Brogden, LC, IALD, IESNA

LIGHTING DESIGNER (Horton Lees Brogden Lighting Design)

### Qualifications

As a Senior Design Principal, Teal Brogden works closely with the design team to ensure that the needs of a project are met through innovative, high quality lighting design. Ms. Brogden is responsible for overseeing the design quality standards firm-wide with her primary focus on programming and design development. Her innovative designs have received the IALD and GE Awards of Excellence. She is a professional member of the International Association of Lighting Designers (IALD) and the Illuminating Engineering Society of North America (IESNA).

### Select Experience

- Children's Museum of Los Angeles, Hansen Dam, San Fernando Valley, CA
- Palo Verde Library & Maryvale Community Center Complex, Phoenix, AZ
- Phoenix Central Library Teen Center and Auditorium, Phoenix, AZ
- The Getty Family Room at the J. Paul Getty Center, Los Angeles, CA
- The Huntington Art Gallery Historic Renovation, San Marino, CA
- Japanese American National Museum, Los Angeles, CA
- Contemporary Art Museum, St. Louis, MS
- Holocaust Memorial Museum, Washington, DC

### Education

B.S., Architectural Engineering/Illumination Engineering, University of Colorado

### Registration

Lighting Certified (LC), National Council of Qualifications for Lighting Practitioners

### References

William Bruder, Will Bruder Architects  
2524 North 24th Street  
Phoenix, AZ 85008  
602.324.6000

Stephen Farneth, Arch. Res. Grp.  
Pine Nine, The Embarcadero  
San Francisco, CA 94111  
415.421.1680

## Philip Mathur

COST CONSULTANT (Cumming, LLC)

### Qualifications

Mr. Mathur has more than 18 years of experience in the construction industry. He specializes in providing accurate budgets at the early programming and conceptual phases of a project, which is critical for a project's ultimate success. In addition to his management skills, Mr. Mathur is knowledgeable in all aspects of the estimating process including detailed quantity take-offs, obtaining price quotes, and coordinating and incorporating estimates from all disciplines. His in-depth knowledge of costs is extremely important when participating in value engineering sessions and analyzing/negotiating change orders. Mr. Mathur has extensive experience with libraries and museums, including several with Pfeiffer Partners (\*):

### Select Experience

- Griffith Observatory, Los Angeles, CA\*
- Los Angeles County Museum of Art, Los Angeles, CA\*
- Beverly Hills Cultural Center, Beverly Hills, CA\*
- Santa Monica Library, Santa Monica, CA
- Thousand Oaks Library, Thousand Oaks, CA
- Lafayette Library, Lafayette, CA
- Oceanside Museum of Art, Oceanside, CA
- University of Southern California Von Kleinsmid Library, Los Angeles, CA
- Los Angeles Valley College Learning Resource Center, Valley Glen, CA\*

### Education

B.S., Quantity Surveying with Honors, Glasgow Caledonian University, Scotland

### References

Samuel Moody, Amgen  
One Amgen Center Dr.  
Thousand Oaks, CA 91320  
805.313.0127

Brian Kite, Leo A. Daly  
550 S. Hope St., 27th Floor  
Los Angeles, CA 90071  
213.316.4429



## David Gales

TECHNOLOGY CONSULTANT (Vantage Technology Consulting Group)

### Qualifications

For more than 25 years, Mr. Gales has applied his expertise to architecturally integrated technology solutions for a range of commercial and institutional clients. His extensive experience in design consulting as well as systems contracting gives him a perspective that balances creativity with practicality.

### Select Experience

- Riverside Community College, Riverside, CA
- City of Downey, City Council Chamber, Downey, CA
- City of Chino Hills Library, Chino Hills, CA
- Watsonville Civic Plaza, City Council Chamber, Watsonville, CA
- City of San Marcos, City Hall & Community Center, San Marcos, CA
- City of Mission Viejo, Library Renovation, Mission Viejo, CA
- Orange County Water District, District Headquarters, Fountain Valley, CA

### Education

Certificate, Communications & Network Engineering, UC-Irvine  
M.B.A., California State University, Long Beach, CA  
B.A., Construction Technology, Humboldt University

### Affiliations

Member, Society of Motion Picture & Television Engineers (SMPTE)  
Member, International Communications Industries Association (ICIA)  
Allied Member, American Institute of Architects, Los Angeles Chapter

### References

Cecilia Wong, Digital Library	Chi Kwan Fong, Biological Sciences Bldg.
Riverside Community College	UC Riverside
Riverside, CA 92501	Riverside, CA 92507
909.222.8201	909.787.4201

## Mark Adams, CTS

AUDIO VIDEO CONSULTANT (Vantage Technology Consulting Group)

### Qualifications

Mr. Adams has more than 25 years of experience as an audio video engineer and project manager, working on the design and implementation of both film-based and video-based technology systems for a wide range of projects. His experience includes audio, video, and motion simulation theaters as well as corporate and educational facilities. Relevant experience includes:

### Select Experience

- Chino Hills Government Center, County Library, Chino Hills, CA
- Chino Hills Government Center, City Hall, Chino Hills, CA
- City of Downey Council Chamber Audio System, Downey, CA
- IBM eBusiness Center, Boston, MA
- Chino Hills Fire Administration, Chino Hills, CA
- Western Asset Management, Corporate Headquarters, Pasadena, CA
- Wescorp, Inc., Corporate Headquarters, San Dimas, CA
- Mount San Antonio College, Founder's Hall & Staff Center, Walnut, CA

### Education

Undergraduate curriculum at UCLA and California State University-Northridge

### Affiliations

Member, International Communications Industries Association  
Certified Technical Specialist (CTS)

### References

Cecilia Wong, Digital Library	Chi Kwan Fong, Biological Sciences Bldg.
Riverside Community College	UC Riverside
Riverside, CA 92501	Riverside, CA 92507
909.222.8201	909.787.4201



## Consultant Workload (April 2007 - April 2008)

### Miyamoto International

**KENNETH WONG, SE** - (STRUCTURAL ENGINEER)

- Metro Exposition Line (Station Design), Los Angeles, CA (16 hours/week 4/07 through 6/07)
- Port of Los Angeles, Red Car Trolley Line Concept Study, (8 hours/week, 4/07 through 8/07)
- Chumash Community Center, Santa Ynez, CA (16 hours/week, 6/07 – 12/07)

### TMAD Taylor & Gaines

**SUNIL PATEL, PE** - (MECHANICAL ENGINEER)

- City of LA Watts Fire Station #21
- West LA Veterans Homes
- City of Camarillo Public Library
- LAPD Headquarters Building Plaza Revisions
- LA City Fire Station #13
- LA Metro Jail
- LAUSD Heritage Building
- LAX TIBIT Construction Administration
- Providence Holy Cross Medical Center Central Plant

**NASEER AHMED, PE** - (ELECTRICAL ENGINEER)

- Huntington Memorial Hospital West Tower Replacement Project
- LAPD Headquarters Building Plaza Revisions
- UCI Replacement Hospital
- LAUSD Heritage Building
- New Topanga Canyon Library - City of LA
- Kaiser Fontana Master Plan
- Providence Holy Cross Medical Center Central Plant
- LAX-Electrical Upgrade Phase 2
- Palmdale Transit Center -145 stall parking lot

**THIRU SELVAKUMAR, CIPE** - (PLUMBING ENGINEER)

- Metro Water District-La Verne Shops Prelim.
- LAX TIBIT Construction Administration
- Norwalk Sheriff Station Cogeneration System

**CHARLES LOCKMAN, PE** - (CIVIL ENGINEER)

- College of the Desert-East Campus
- Kaiser Permanente-Fontana
- Chaffey College -ADA Compliance
- Palms Springs USD-Elementary School #16

### Vantage Technology

**DAVID GALES** - (TECHNOLOGY CONSULTANT)

- Asian Cultural Center
- Victory Plaza
- One Scottsdale
- LA City College MLK Library
- UCSB Davidson Library
- Valley College Library & Learning Ctr.

**MARK ADAMS** - (AUDIO VIDEO CONSULTANT)

- Chino Hills Government Center
- Golden West College Library & Learning Resource Center
- East LA Math and Science Building
- Valley College Library & Learning Ctr.
- Norwich University Student Center
- Valley College Student Services Bldg.

### Horton Lees Brogden

**E. TEAL BROGDEN** - (LIGHTING DESIGNER)

- The Huntington Art Gallery Historic Renovation
- African American Cultural Center
- City Creek Center
- The Cooper Union New Academic Bldg.
- McCarran International Airport Terminal 3 & Related Facilities
- Palomar Medical Center West
- Southern California Public Radio KPCC
- Royal Hawaiian Shopping Center

### Pamela Burton & Company

**PAMELA BURTON** (LANDSCAPE ARCHITECT)

- Bear Gulch
- James Hotel
- Brentwood Residence
- Brazil Towers
- Rockefeller Streetscape
- UC Riverside, College of Humanities & Social Sciences
- Long Beach Veterans Administration
- Santa Ynez Residence

### Selbert Perkins Design

**ROBIN PERKINS** - (GRAPHICS/SIGNAGE)

- City Center project, Las Vegas, NV
- Dallas Cowboys Stadium, Arlington, TX
- City Creek Project, Salt Lake City, UT
- Sunset Millennium, Los Angeles, CA
- Campus Village, Pasadena, CA

### Cumming, LLC

**PHILIP MATHUR** - (COST ESTIMATOR)

Workload is estimated at approximately 5-7 Cost Management projects per month. As such, Philip will have 45% availability for this project.